

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: July 14, 2008
REPORT NO.: PL.08.92
SUBJECT: Application for Zoning By-law Amendment to remove Holding ‘-h’ Symbol - Keeper’s Cove – Phase 1, Part Lot 3, Plan 1032 Town of The Blue Mountains
PREPARED BY: Robert Armstrong,
 Manager of Development Planning & IS

A. Recommendations

THAT Council does receive Planning Staff Report PL.08.92, “Application for Zoning By-law Amendment to remove Holding ‘-h’ Symbol – Keeper’s Cove Phase 1, Part Lots 3, Plan 1032 Town of The Blue Mountains”;

AND THAT Planning Staff supports a Zoning By-law Amendment to remove the Holding ‘-h’ symbol for the remainder of Phase 1 (28 single detached units).

B. Background

The purpose of this Zoning By-law Amendment application is to consider a request by the applicant to remove the Holding ‘-h’ symbol from the subject lands in recognition of fulfilling the conditions for the removal. The Holding symbol is proposed to be removed from the remainder of the units in Phase 1 (28 units) that are to be included under a Vacant Land Plan of Condominium. The Holding symbol was previously removed from two units (28 and 29) to permit the construction of Model Homes.

In accordance with Zoning By-law 2006-96, the conditions to the removal of the Holding –h symbol are the Registration of the Plan of Condominium and payment of applicable Development Charges. The proponent has paid the applicable Development Charges under the executed Development Agreement and it is anticipated the Condominium will be registered in advance of the Council meeting to consider the removal of the Holding symbol.

Planning Staff would therefore have no objection to Council granting a Zoning By-law Amendment to remove the Holding ‘-h’ Symbol for the Phase 1 lands.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report is consistent and supports the following Strategic Plans Goals:

"1. Managing growth to ensure the ongoing health and prosperity of the community".

D. Budget Impact

Nil

E. Environmental Impacts

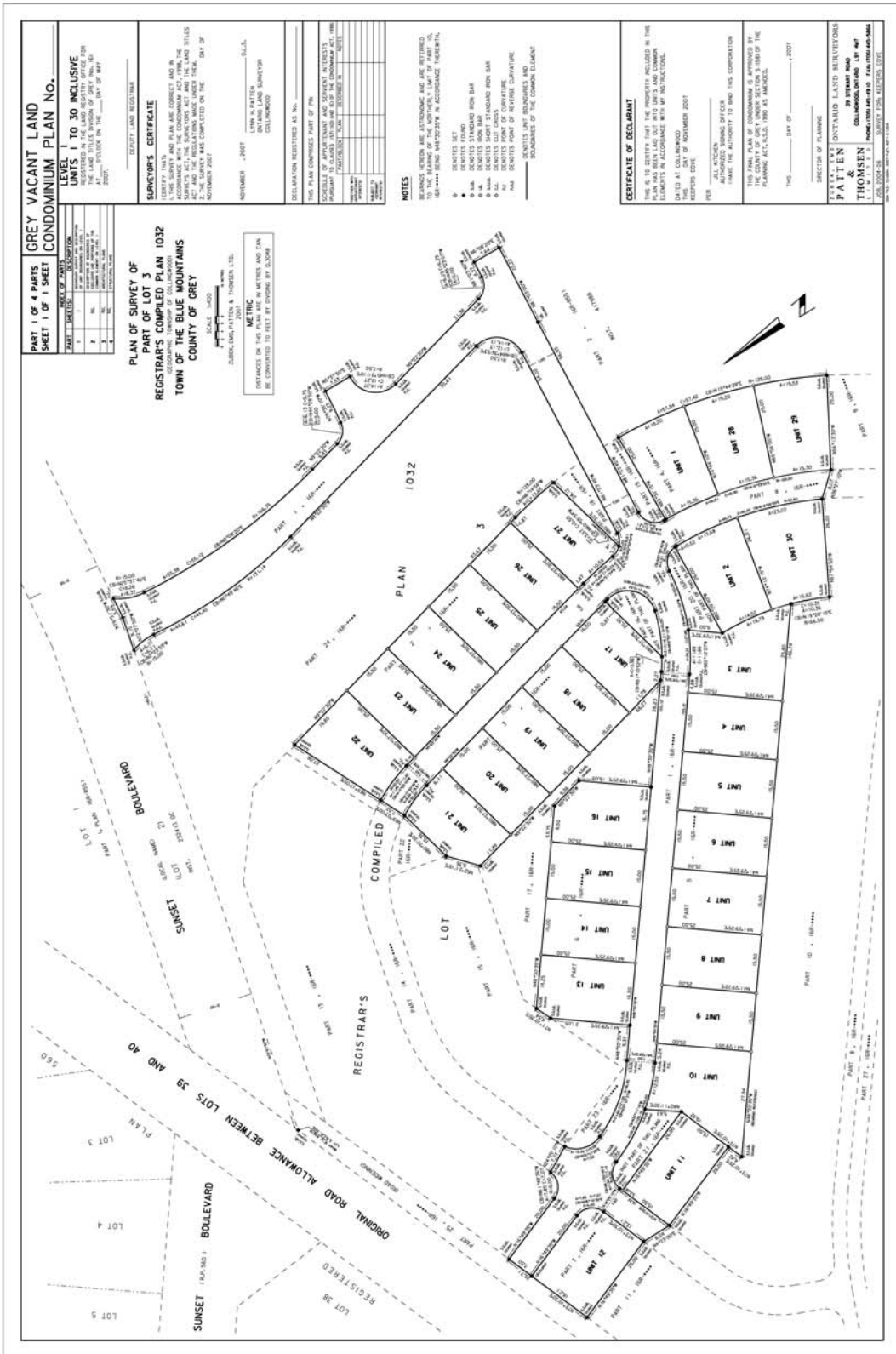
The removal of the holding symbol would not result in any environmental impacts.

F. Attached

1. Draft Condominium Plan.
2. Draft Zoning By-law

Respectfully submitted,

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PART 1 OF 4 PARTS
SHEET 1 OF 1 SHEET
GREY VACANT LAND CONDOMINIUM PLAN NO.

PLAN OF SURVEY OF PART OF LOT 3 REGISTRAR'S COMPILED PLAN 1032 TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY

LEVEL 1 TO 30 INCLUSIVE

DEVELOPER'S CERTIFICATE

NOTES

CERTIFICATE OF DECLARANT

DECLARATION REGISTERED AS NO.

DATE OF SURVEY

THIS PLAN COMPIRES PART OF P.N. ...
SCHEDULE OF APPOINTMENTS AND SERVICES, INTERESTS, ...
PROPERTY ...

NOTES
BEARINGS, ANGLES AND DISTANCES ARE AS SHOWN AND ARE RETURNED ...
TO THE SURVEYOR BY THE SURVEYOR'S INSTRUMENTS ...

CERTIFICATE OF DECLARANT
I, THE DECLARANT, HEREBY CERTIFY THAT THE PROJECT IS INCLUDED IN THE ...
ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARATION REGISTERED AS NO. ...
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THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

Being a By-law to amend Zoning By-law No. 83-40
which may be cited as "The Township of Collingwood
Zoning By-law".

WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 83-40;

AND WHEREAS pursuant to the provisions of Section 36 of the Planning Act, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. The Zoning By-law of the Township of Collingwood being By-law No. 83-40, is hereby amended by removing the Holding (-h) symbol from the lands lying and being in the Town of The Blue Mountains comprised of Part Lot 3, Plan 1032, as indicated on the attached key map Schedule 'A-1'.
2. Schedule "A-1" is hereby declared to form part of this By-law.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2008.

Ellen Anderson, Mayor

Stephen Keast, Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____ day of _____, 2008.

DATED at _____ this _____ day of _____, 2008.

Signed: _____
Stephen Keast, Clerk

TOWN OF THE BLUE MOUNTAINS
KEY MAP SCHEDULE A-1

BY-LAW NO. _____

AREA SUBJECT TO REMOVAL OF HOLDING -h SYMBOL

